

**PJERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, May 21, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Case: P07-155 Minor Site Plan – Administrative Amendment
Applicant: Anthony Torres
Attorney: Lawrence Lofaro
Review Planner: Kristin Russell
Address: 334-336 Seventh St.
Old Block: 391 Lot: G, H, I, J, K
New Block: 9908 Lot: 32, 33
Zone: R-1 one- and two- family housing
Description: Change to approved façade material. Originally approved September 9, 2008.
Carried from April 30, 2013
9. Proposed amendments to the MGM Redevelopment Plan. Formal Action may be taken.
10. Case: P07-077.1 Amended preliminary and Final Major Site Plan with Deviations
Applicant: Prologis
Attorney: Thomas O'Connor
Review Planner: Jeff Wenger
Address: 219-295 Route 1&9
Block: 11707 Lot: 3 & Block: 11706 Lot: 3
Zone: Hackensack River Edge Redevelopment Plan
Description: Construction of new 878,264 square foot warehouse with 433 parking spaces and other ancillary uses.
Deviations: signage.
11. Case: P13-030 Minor Site Plan
Applicant: WA Golf Company, LLC
Address: Liberty National Golf Course, 100 Caven Point Road
Attorney: W. Nevins McCann, Esq.
Block: 24307 Lot: 10.01 (*)
(*) Consolidated from Block 24303 Lots 8, 9, 10, 11, 12, 13, 14, and 15; Block 24306 Lot 3; Block 24307 Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; Block 27401 Lots 15, 16, 17, 18, and 19; and Block 27503 Lots 25 and 28
(f/k/a Block 1494 Lots 16, 17, 18, 19, 20, 21, 22, and 24; Block 1497.1 Lot 27; Block 1497 Lots 2, 20, 21, 22, 23, 24, 25, 26, and 30; Block 1500 Lots 38, 43, 59, 60, and 62; and Block 1507 Lots 25 and 28)
Zone: Training facility building is located within the Liberty Harbor Redevelopment Plan
Description: Reduction and relocation of previously approved Golf Training Facility from 3,209 sf to 1,825 sf.
12. Case: P12-039 Preliminary Major Site Plan with deviations
Applicant: Jafar Gujar
Attorney: pro se
Review Planner: Kristin Russell
Address: 471 Ocean Avenue
Block: 25101 Lot: 24
Zone: Turnkey Redevelopment Plan
Description: Rehabilitation of existing building for 2 residential units above 625 sf retail.
Deviations: Parking
13. Case: P13-021 Minor Subdivision
Applicant: AHM Housing Associates IV, LLC
Attorney: Jennifer Carillo-Perez
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 14601 Lot: 22, 23, 26, 36
Zone: R-3 Multi-family
Description: Four existing lots to be reconfigured into four new lots
14. Case: P13-022 Preliminary Major Site Plan with “c” variances
Applicant: AHM Housing Associates IV, LLC
Attorney: Jennifer Carillo-Perez
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 14601 Lot: 22, 23, 26, 36
Zone: R-3 Multi-family
Description: Four new multi-family residential buildings with 70 dwelling units.
Variances: Front yard (Building H, J, K), rear yard (Building H, J, L), bike parking (Building H, L), lot area (Building H, J, K, L), Floor-to-Ceiling eight (Building H, J, K, L)

15.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Variances:

P13-014

Preliminary & Final Major Site Plan with deviation

Senate Place Urban Renewal, LLC

James McCann, Esq.

Maryann Bucci-Carter, PP, AICP

25 Senate Place

7807

Lot: 22

Marion Overlay District

New Construction of 266 DU with accessory parking and retail

Rear yard setback
16.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Deviations:

P13-032

Preliminary and Final Major Site Plan with Deviations

C+E Developers, LLC

Elliot Skolnick

Jeff Wenger

143 Newark Avenue

11405

Lot: 10

Newark Avenue Downtown Redevelopment Plan

Renovation of historic facade on Newark Ave and new 7 story, 17 unit residential addition with retail.

Front yard setback, building stepbacks on 5th, 6th, and 7th floors.
17.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P13-016

Minor Site Plan

National Realty & Development Corp.

Charles Harrington

Jeff Wenger

414 Grand Street (Old Colony Shopping Center)

12605

Lot: 1

Montgomery Gateway Redevelopment Plan

Storefront renovations and minor site improvements.

Carried from April 30, 2013 regular meeting.

18.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P13-024

Preliminary and Final Major Site Plan

Historic White Eagle Hall, LLC

Charles Harrington

Jeff Wenger

337 Newark Avenue

11001

Lot: 3

NC - Neighborhood Commercial

Renovation of historic building for restaurant/retail and theatre.

19.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Deviations:

P13-010

Preliminary and Final Major Site Plan with Deviations

Morgan Point Development Co., LLC

Charles Harrington

Jeff Wenger

159 Morgan Street / 328 Marin Blvd.

13002

Lot: 1 & 4

Powerhouse Arts Redevelopment Plan

Construction of new 184 room, 9 story hotel with ground floor retail.

Minimum parking, lot coverage, minimum stepbacks, sidewalk width, number of retail entrances.

20.

Memorialization of Resolutions

21.

Executive Session, as needed, to discuss litigation, personnel or other matters
- MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD